

Land West of Marline Valley,  
**North West Hastings**

Landscape Character and Visual Appraisal

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On behalf of:  
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## **I. INTRODUCTION**

1.1 This Landscape Character & Visual Appraisal has been prepared by Allen Pyke Associates, a consultancy specialising in landscape architecture, urban design and landscape assessment in association with Nicholas Pyke. The practice was commissioned by Colin Simmons to assess the landscape and visual constraints and opportunities of the Breadsell Lane site (The Site) which has been identified by Hastings Borough Council as a preferred option for location of mixed use development in the forthcoming LDF/Core Strategy. The study would also assess the capacity of The Site (in terms of landscape and visual effects) to accept future development proposals. The majority of The Site is located within Hastings Borough with the northern parts located within the Rother District.

1.2 This report sets out the landscape and visual baseline conditions and opportunities and constraints to assist in considering the alternatives for future developments and reviews the assessments and proposals prepared by Hastings Borough Council.

1.3 The assessment of capacity to accept change in the landscape considers the landscape and visual sensitivity of the site. The definition of capacity to accept change is described as follows:

<b>Capacity</b>	<b>Criteria</b>
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High	Where the area can accommodate substantial levels of change without significant negative effects on the landscape or on views from the surrounding area.
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Moderate	Where the area can accommodate significant levels of change without significant negative effects on the landscape or on views from the surrounding area.
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Low	Where the area can accommodate only a small amount of change without significant effects on the landscape or on views from the surrounding area.
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(More detail on the assessment methodology is provided at Appendix A.)

## **2. BRIEF DESCRIPTION OF THE SITE**

2.1 The Site is located to the north west of the existing built up area of Hastings. To the west lies open countryside. To the east lie areas of woodland with the built up area of Hastings beyond.

2.2 The Site falls within an area of distinct north east /south west running ridges and valleys. There is a more major south east/north west running ridgeline to the north of The Site.

A north east /south west running ridge is located to the west of The Site with The Site is located on the south east facing valley slope.

- 2.3 Breadsell Lane (an unmade up track for most of its length) forms the western boundary of The Site and broadly follows the ridgeline. Battle Road (linking Hastings with Battle) is located to the north.
- 2.4 The land is farmed with arable and grass leys. There is one property in the southern part of The Site. The group of buildings associated with Park Farm is located to the west of Breadsell Lane. The buildings associated with Breadsell Farm are located to the north of The Site. The residential development and new business development to the east of The Site is located facing The Site on the west facing valley slope.
- 2.5 The Site is located to the east of Breadsell Lane. The area to the west of Breadsell Lane, located on land falling to the west from the ridge line, falls within the AONB designated landscape. The land subject of the proposed allocation is located outside of the AONB.
- 2.6 The Site is comprised of 9 arable fields located on generally south east facing undulating land. The fields are divided by well established landscape features including mature hedgerows and woodland copses. A detailed description of the vegetation around the fields is set out in section 3.3.
- 2.7 For the purposes of this assessment the fields have been labelled 1 to 9 as illustrated on Figure 2196-AS-01. The Field references correspond to those within The Ecology Consultancy's Report Ref 2009/394. Field 4 is not included within the Hastings Borough Development Area, Field 9 extends to Battle Road to the north and is extends outside of the Hastings Borough Development area. For consistency these areas have been considered within this assessment.
- 2.8 One public footpath crosses the southern part of The Site. This footpath extends to the east and west of The Site.
- 2.9 A gas main runs though fields 2, 5 and 7 (approximate width of easement 12m). High voltage overhead power lines run through the lower parts of The Site and cut through Fields 2, 5 and 7 (the width of this easement is to be confirmed).

### **3. SITE CONSTRAINTS AND OPPORTUNITIES**

### 3.1 Designated Landscapes

#### Area of Outstanding Natural Beauty (AONB)

- 3.1.1 As noted above The High Weald Area AONB is located immediately to the west of The Site. Breadsell Lane runs along a ridgeline and forms the eastern boundary of this designated landscape.
- 3.1.2 The Saved Policy (East Sussex and Brighton and Hove Structure Plan 1991 – 2011) dealing with Areas of Outstanding Natural Beauty (AONB) is EN2. It states:  
*“Conserving and enhancing landscape quality and character will be the primary objective in the Sussex Downs and High Weald Areas of Outstanding Natural Beauty. This will be sought through measures including:-*
- (a) careful control of development;*
  - (b) programmes of countryside management and enhancement, including the restoration of key features such as chalk grassland and heathland;*
  - (c) promoting local awareness;*
  - (d) supporting the viability of the local economy in ways which are compatible with the primary objective;*
  - (e) traffic management and traffic calming; and*
  - (f) minimising the impact of any development within AONBs, or close to them and affecting their setting, by measures to carefully integrate the development into the AONB landscape and, where appropriate, providing compensating environmental resource for any necessary loss that is accepted.”*
- 3.1.3 The most significant point so far as The Site is concerned is paragraph (f) which requires that any impact of development close to the AONB and affecting its setting, should be minimised by measures to carefully integrate the development into the AONB landscape.
- 3.1.4 There are areas of dense vegetation along Breadsell Lane which form an effective visual barrier between the AONB to the west and The Site to the east. The assessment below sets this out in more detail.
- 3.1.5 Breadsell Lane bounds Fields 1, 2, 3, 6, 8 and 9 to the west and is enclosed by woodland and roadside hedgerows of heights exceeding 5m where it bounds fields 3, 6 and Field 9. Roadside vegetation diminishes to the north of Field 9 within the Rother District and along the ridgeline as it bounds Field 8. Adjacent to Field 8 there are breaks in the hedgerow and sections of hedgerow 1.5m high or lower, allowing for extensive views out across the AONB to the south west and out across The Site towards the coastal landscape to the south east.

- 3.1.6 Footpaths exist within the AONB to the west of The Site. The ridge and valley topography together woodland copses do not allow for any significant views from any designated rights of way other than Breadsell Lane. There are no wilderness ('Right to Roam') areas within the study area.
- 3.1.7 It can be concluded that vegetation adjacent to Breadsell Lane is important for screening purposes and should be retained, protected and enhanced. Adjacent to Fields 8, and the northern section of Field 9, boundary vegetation should be significantly enhanced with new planting to provide a buffer which will minimise any impacts on views from Breadsell Lane and the AONB land to the west. Any development proposed in the higher part of Field 8 should have regard to the potential effect on views from Breadsell Lane and the land to the west which falls within the AONB.

### **Area of High Landscape Value (AHLV)**

- 3.1.8 Land to the south of The Site (including Field 1) was once designated as an AHLV. However it does not appear that AHLV designations have been included within the saved policies and therefore this designation no longer applies. Field 1 is well enclosed by mature woodland to the east where it bounds Field 2. To the south west of Field 1 there is no boundary vegetation. Field 1 has a low capacity to accept change in that any developments would have an adverse effect the high quality landscape once designated as AHLV to the south west.
- 3.1.9 In conclusion Fields 1 to 9 are currently undesignated; however their value on a local scale could be expressed non-officially or through demonstrable use. The landscape value of Fields 1 to 9 is therefore considered moderate in accordance with the methodology at Appendix A.

## **3.2 Ecologically sensitive areas and related matters**

### **Ancient Semi Natural Woodland**

- 3.2.1 Woodland to the east of The Site is designated as Ancient Semi Natural Woodland. These areas have a low capacity to accept change. A buffer zone of 20m has been considered by Hastings Borough Council in their constraints assessment. Refer to The Ecology Consultancy's Report ref 2009/394 for detail on suitable buffer zone widths.

### **Related matters**

- 3.2.2 There is a commitment by ESCC / Hastings Borough Council to provide woodland improvements on the eastern part of The Site to compensate for loss of trees as part of highway works by ESCC in connection with the Bexhill-Hastings bypass works.

### 3.3 Existing site features

#### Vegetation

- 3.3.1 The aerial photograph on Figure 2196-AS-01 shows the extent of vegetation on The Site.
- 3.3.2 Field 1 is bound by woodland of 5m high or more to the east and south. There is no vegetation within the site boundary to the south west.
- 3.3.3 Fields 2 and 3 are enclosed by woodland and hedgerows of 5m height or more on all sides. There are limited breaks in the boundary vegetation for potential access (refer to the aerial photograph at Figure 2196-AS-02 for indicative location of gaps in hedgerows).
- 3.3.4 Field 5 is enclosed to the north by a treed hedgerow of 3m height or more with occasional gaps. To the south the landscape is open. Further beyond woodland forms the boundary to the SSSI.
- 3.3.5 Field 6 is enclosed by woodland and / or hedgerows of 5m height or more to the west, south and east. To the north of the field is a managed hedgerow of 5m height. There is a gap, approximately 5m wide, at the north western end of the hedge.
- 3.3.6 Field 7 is bounded to the north and east by mature woodland and to the south and west by a treed hedgerow of 3m height or more with occasional gaps.
- 3.3.7 Field 8 is bounded to the north by mature woodland, to the east by a treed hedgerow of 3m height or more with occasional gaps, to the south by the 5m high hedgerow adjacent to Field 6 and to the west by a hedgerow ranging from 3m height to 1.2m height with significant breaks adjacent to Breadsell Lane.
- 3.3.8 Field 9 is enclosed to the south and east by mature woodland and to the west by the hedgerow adjacent to Breadsell Lane (over 1.5m height). To the north the field boundary vegetation associated with Breadsell Farm and Battle Lane bounds The Site. The eastern most parts of Field 9 abut the recent developments at Wychmour.
- 3.3.9 Vegetation on The Site is well established, native and sensitive to change. The maturity of the hedgerows and the density of trees within them varies across the site. Buffers or offsets to the features are to be advised by the ecologist or be in accordance with BS 5837: 2005 Trees in Relation to Construction. Any developments on The Site should take advantage of gaps in the boundary vegetation so as to minimise effects. These are indicated on Figure 2196-AS-02.

#### Built Form

- 3.3.10 Buildings within or adjacent to The Site include Honeybank Cottage and #2 Breadsell Lane opposite Park Farm within Field 3 and the farm buildings / built form (including Swiss Cottage and Pelham Lodge) associated with Breadsell Farm within the Rother District at Field 9.
- 3.3.11 As part of any proposals the setting of and outlook from these buildings should be taken into account.

### **3.4 Existing land use and circulation**

- 3.4.1 All fields are arable or grass meadow working fields.
- 3.4.2 Breadsell Lane bounds The Site to the west. The road is minor and predominantly used by local residents or for farm access.
- 3.4.3 A public footpath runs perpendicular to Breadsell Lane and enters Field 3 opposite Park Farm where it cuts through the centre of Field 3 and through the valley towards Queensway (B2092) to the east.
- 3.4.4 As part of any proposals the principal site access to The Site should be considered to the north from Battle Road, within Field 9. In terms of access between the fields this should be via existing openings where possible or through parts of the hedgerow where there would not be a loss of any significant trees. Secondary access could be considered along Breadsell Lane adjacent to Field 8; however there would be a need to improve this route. Any widening of Breadsell Lane could have adverse effects on the adjacent AONB land and therefore this option is not recommended.

### **3.5 Site Topography and drainage**

- 3.5.1 The landform falls generally to the south east and is undulating.
- 3.5.2 The steepest slopes are within Field 6. There are some localised steep slopes within Field 3. The flattest fields are generally along the lower parts of The Site within Fields 1, 2 and 5.
- 3.5.3 Between Fields 5, 6, 7, and 8 there is localised terracing at the field boundaries. This ranges from 1m to 3m in level change.
- 3.5.4 The changes in level should be considered when considering field connection points.
- 3.5.5 There are 2 ponds on The Site within the mature woodland between Fields 8 and 9. These are not designated as part of the SSSI but are considered as having a low capacity to accept change (Refer to The Ecology Consultancy's Report ref 2009/394).
- 3.5.6 There will be a requirement as part of any development proposals to include areas for on-site balancing. Logically these would be located along the valley bottom and could be wet or dry features within areas of open space.

### **3.6 Landscape Character and Condition**

- 3.6.1 The topography, field patterns and hedgerow/tree boundaries contribute to the moderate scale field pattern of the rural character of The Site. The fields are regular in size and pattern; however their undulating topography varies the degree of enclosure from within each field. For example the lower south eastern parts of Field 6 are well enclosed by the woodland and steep slopes, whilst the upper north western parts of Field 6 are less enclosed with views out towards the south east. Generally the upper slopes of each field are the most exposed, whilst the lower parts, and those immediately adjacent to mature woodland, have a more enclosed character.
- 3.6.2 The rural character of The Site is affected by the residential and employment development which is visible on the other side of the valley and at Breadsell Farm. The overhead power lines and pylons detract from the rural character of The Site.
- 3.6.3 In conclusion, within Field 1 there is a distinct pattern to the landscape across the site and a recognisable sense of place. All landscape features are in good repair and quality. Field 1 has a good landscape character and condition.
- 3.6.4 Within the remaining fields there is a recognisable field pattern; however the influence of the adjacent urban environments detracts from the rural character, with views of pylons and the urban area at Wychnour having an effect on the landscape character. Fields 2 to 9 have a moderate landscape character and condition.

### **3.7 Visual Matters**

#### **Views out from The Site**

- 3.7.1 The visual assessment has identified that there is a clear distinction between the visual aspects of Fields 1 to 8 and Field 9.
- 3.7.2 The majority of the views from fields 1 to 8 are to the south and east. Views are not possible from these fields to the west or north because of topography and vegetation. The views are to the residential development, employment area and woodland on the eastern valley sides and longer distance views to Hastings and St Leonards. The sea is an attractive backdrop in the views to the south and should be capitalised on in any development proposals.
- 3.7.3 Generally the most extensive views are possible from the upper parts of each field. In the case of Fields 2, 3, 6, 7, 8 and 9 this is the northern most part of the field, where the views are possible out towards the south. Fields 2 and 5; however are relatively flat in comparison to the others and have mature woodland along most of their boundaries and therefore have the smallest visual envelope. They are the least constrained in terms of visual sensitivity.

- 3.7.4 Photograph 1 illustrates the view from Breadsell Lane adjacent to Field 8. It illustrates the views of the undulating woodland in the foreground with distant views beyond towards the coast to the south. The new developments are prominent features within the view. Construction works to the south of Queensway are visible and detract from the views across The Site. Views are also possible from this location outside the fields towards the east across the AONB; however these views are limited to the higher section of Breadsell Lane, adjacent to Field 8. The higher part of Field 8 is the most sensitive on The Site in terms of visual sensitivity.
- 3.7.5 Photograph 5 is taken from Field 9 illustrates the difference in term of view and visual envelope between Field 9 and Fields 1 to 8. The view from and into field 9 is from a smaller visual envelope than the fields to the south.

### **Views into The Site**

- 3.7.6 Views out from The Site indicate potential visual receptors in the wider landscape around the site. These include:
- Breadsell Lane (refer to Photograph 1);
  - The upper terraces of new development at North West Hastings (Wychnour), including Stonebeach Rise, Fairfax Avenue and Washington Avenue. (Refer to Photograph 2);
  - Footpaths to the east of Queensway along the west facing open slopes (Refer to Photograph 3 and 4);
  - Breadsell Farm ;
  - Battle Road (B2159) towards the east (refer to Photograph 5);
  - Park Farm (Refer to Photograph 6)
  - Properties at Crowhurst;
  - Long distance views from the south.

Although views out from the site indicate broadly where views into the site might be possible, an assessment has been undertaken and this has identified that views from public viewpoints or residential properties are limited. No significant views into the site were found in views from the south. The principle views into the site were from the south east and east with no views into the site from the west beyond Breadsell Lane.

- 3.7.7 An assessment has been undertaken of views into the site where public access was possible.
- 3.7.8 Photograph 1 is taken from Breadsell Lane, adjacent to access to Field 8. The photograph illustrates that views into the site are limited by the roadside hedgerows (and other

vegetation) on the site's western boundary and the site's topography. The photograph illustrates that Breadsell Lane broadly follows the ridgeline and the land within the AONB to the west falls away, further limiting any views into the site from the AONB.

- 3.7.9 Photographs 2 and 3 show the view from the housing / new developments on the eastern valley side towards The Site and illustrates the visual sensitivity of the higher parts of Fields 6 and 8. The photograph also demonstrates the significance of the existing vegetation in creating a skyline and the benefit of proposals to reinforce the hedgerow to the west of Field 8.
- 3.7.10 Photograph 4 is taken from Marline Valley Sussex Wildlife Trust Site and illustrates the typical views and the more exposed nature of Field 1. It also demonstrates the point made in the paragraph above regarding the need to retain and enhance existing boundary vegetation so that there is a treed skyline to any development.
- 3.7.11 Battle Road bounds Field 9 to the north. The roadside hedgerow varies in height along the site boundary. Photograph 5 illustrates partial views of Field 9 over the lowest section of hedgerow.
- 3.7.12 Queensway is a busy vehicular route to the south east of the Site. Strategic planting and development has substantially screened this road and it is not notable acoustically or visually from The Site. (Note: this is based on a summer assessment).
- 3.7.13 In summary, Figure 2 illustrates the visual sensitivity of Fields 1 to 9.

### **3.8 Services / Easements**

- 3.8.1 A gas main runs through Fields 2, 5 and 7. The total width of the easement provided should be 12m.
- 3.8.2 High voltage overhead power lines run through the lower parts of The Site and cut through Fields 2, 5 and 7. Confirmation is required on the width of this easement.
- 3.8.3 As discussed at paragraph 3.6.4 these man-made features have an effects on the character and condition of Fields 2 to 9.

### **3.9 Landscape and Visual Sensitivity and Capacity to Accept Change**

3.9.1 The assessment of capacity to accept change in the landscape considers landscape and visual sensitivity in accordance with the Methodology at appendix A.

3.9.2 Table I below provides a summary of the Landscape and Visual Sensitivity of the Fields and their individual capacity to accept change. Reference should be made to Figure 3.

**Table I:** Landscape and Visual Sensitivity and Capacity to Accept Change

Field Ref	Landscape Value	Landscape Character and condition	Landscape Sensitivity	Visual Sensitivity	Capacity to accept change
1	Moderate	Good	High	High	Low
2	Moderate	Moderate	Moderate	Low	High
3	Moderate	Moderate	Moderate	Moderate	Moderate
4	Moderate	Moderate	Moderate	High	Low
5	Moderate	Moderate	Moderate	Low	High
6 (Upper Slopes)	Moderate	Moderate	Moderate	High	Low
6 (middle slopes)	Moderate	Moderate	Moderate	Moderate	Moderate
6 (lower slopes)	Moderate	Moderate	Moderate	Low	High
7 (Upper slopes)	Moderate	Moderate	Moderate	Moderate	Moderate
7 (Middle and Lower slopes)	Moderate	Moderate	Moderate	Low	High
8 (upper slopes)	Moderate	Moderate	Moderate	High	Low
8 (middle slopes)	Moderate	Moderate	Moderate	Moderate	Moderate
8 (Lower slopes)	Moderate	Moderate	Moderate	Low	High
9 (northern)	Moderate	Moderate	Moderate	Moderate	Moderate
9 (southern)	Moderate	Moderate	Moderate	Low	High

## 4. LANDSCAPE CONSTRAINTS AND OPPORTUNITIES

### Summary of Constraints and Opportunities

(Refer to Figure 2)

4.1 The following should be considered in reviewing development within the land defined as 'Development Area' on Figure 1:

- Consider existing urban influences and opportunities for connections to the recent developments south of Wychnour;
- Consider impacts on landscape character and effects in areas where there is a lack of urban influence;
- Retain and enhance important areas of woodland and hedgerows, especially where they provide screening from the AONB to the west and AHLV to the south;

- Provide enhancement planting and an adequate buffer (up to 15m width) to the upper parts of Field 8, adjacent to Breadsell Lane;
- Field 1 is not suitable for any development and should be excluded from the Development Area boundary.
- Provide buffer to the Ancient Woodland and other ecologically sensitive areas (Refer to The Ecology Consultancy's Report ref 2009/394);
- Utilise gaps in field boundaries for connections between potential development parcels;
- Consider opportunities for principal site access to the north at Battle Road;
- Retain public rights of way across The Site;
- Work with topography along steeper slopes;
- Optimise use of low lying flatter land for sports facilities and SuDS storage;
- Maximise views out from the elevated parts of Fields 6, 7 and 8;
- Be sensitive to skyline views in developing the upper parts of Field 8
- Location and density of development are to be guided by landscape and visual sensitivity

4.2 The following table provides a summary of the opportunities and constraints to future developments within Fields 1 to 9

**Table 2:** Summary of Capacity to Accept Change and Opportunities and Constraints

Field Ref	Capacity to Accept Change	Constraints	Opportunities
1	Low	High quality landscape previously designated as AHLV; Lack of urban influences	Retain as informal open space within any future proposals.
2	High	Lack of urban influences; Provide buffer to woodland; Easements and power lines to be considered.	Level land – opportunity for sports pitches and SUDS.
3	Moderate	Lack of urban influences; Retain boundary vegetation adjacent to AONB; Provide buffer to Woodland; Retain Public right of Way; Consider views from Breadsell Lane, AONB, footpath and previously designated AHLV; Consider views from Honeybank Cottage and #2 Breadsell Lane.	Connections to woodland and AONB; Utilise gap in fields between Fields 2 & 3.
4	Low	ESCC / HBC Woodland Improvement Area; Easements and power lines to be considered.	

**Table 2:** Summary of Capacity to Accept Change and Opportunities and Constraints

Field Ref	Capacity to Accept Change	Constraints	Opportunities
5	High	Low visual sensitivity; Lack of urban influence; Provide buffer to Woodland; Easements and power lines to be considered.	Level land – opportunity for sports pitches and SUDS.
6 (Upper slopes)	Low	High visual sensitivity in views from south and south east; Retain boundary vegetation adjacent to AONB; Consider views from Breadsell Lane, AONB, and footpaths to the south east adjacent to Queensway;	Maximise views from upper parts out towards the south; Make use of gap in hedgerow between Fields 6 & 8; Urban influences from recent developments at Wychnour.
6 (Middle slopes)	Moderate	Moderate visual sensitivity; Topography (steepest field); Retain all vegetation within site including woodland copse along western boundary; Consider views towards The Site from footpaths to the south east	Make use of gap in hedgerow between Fields 6 & 8.
6 (Lower slopes)	High	Provide Buffer to Woodland; Lack of urban influences	Low visual sensitivity.
7 (Upper slopes)	Moderate	Moderate visual sensitivity – consider views from the east; Provide buffer to Woodland; Level changes to boundary with Field 5 and 8.	Utilise gaps in hedgerows adjacent to fields 5 & 8; Urban influences from recent developments at Wychnour.
7 (Middle and lower)	High	Provide Buffer to Woodland; Lack of urban influences; Consider easements and services	Level land – opportunity for sports pitches and SUDS.
8 (Upper slopes)	Low	High visual sensitivity; Retain boundary vegetation adjacent to AONB; Consider views from Breadsell Lane, AONB, and footpaths to the south east adjacent to Queensway; Consider skyline views from the south at footpath adjacent to Queensway;	Maximise views out to the south
8 (Middle slopes)	Moderate	Moderate visual sensitivity; Consider views from Breadsell Lane; Consider skyline views from the south at	Maximise views out to the south

**Table 2:** Summary of Capacity to Accept Change and Opportunities and Constraints

Field Ref	Capacity to Accept Change	Constraints	Opportunities
		footpath adjacent to Queensway;	
8 (Lower slopes)	High	Retain all boundary vegetation; Lack of urban influences	Low visual sensitivity; Utilise gaps in hedgerows between Field 7 & 8 and 6 & 8.
9 (north)	Moderate	Views from Battle Road, Breadsell Farm and Breadsell Lane; Retain boundary vegetation adjacent to AONB and enhance where necessary;	Opportunity to re-establish internal hedgerow field boundaries; Opportunities for access from the north at Battle Road; Topography – relatively flat in comparison to other fields; Opportunities to extend existing urban edge at Wychmour.
9 (south)	High	Retain woodland and ponds; Provide buffer to ancient woodland; Retain boundary vegetation adjacent to AONB and enhance where necessary.	Low visual sensitivity; Maximise views out from southern field access; Utilise field access between Field 8 & 9; Topography – relatively flat in comparison to other fields;

## 5. REVIEW OF HASTINGS BOROUGH COUNCIL CONSTRAINTS ASSESSMENT AND DEVELOPMENT OPTIONS.

5.1 The following reports / drawings prepared to inform the Hastings Borough Council Local Development Framework have been reviewed in preparing this report:

- Hastings Borough Council Local Development Framework, Core Strategy, Landscape Assessment, Volumes 1 and 2(August 2008 – The Landscape Group);
- Constraints and Opportunities Plan for Breadsell Lane ref. I3037/SK-1A (February 2009 – PAD);
- Concept Masterplan Options 1, 2 and 3 for Breadsell Lane refs. I3037/SK/2, 3 and 4 (February 2009 – PAD).

5.2 The Constraints and Opportunities Plan and Development Opportunities produced by PAD (on behalf of Hastings Borough Council) generally concord with, and take account of,

the findings described above. The following discrepancies / inconsistencies / additional considerations should be noted:

- the boundary vegetation to Breadsell Lane at Park Farm is shown inaccurately;
- There has been no consideration of the opportunities to maximise views out from the elevated parts of The Site towards the south;
- Views into The Site are inaccurate or not possible and therefore do not necessarily constrain future developments, for example views from Breadsell Lane, the Battle Road roundabout and from Queensway;
- The widths of easements needs to be checked as it appears over generous on the PAD constraints plan;
- The opportunity to use gaps in field boundaries for connections between development parcels has not been considered;
- The opportunity to use the level land for sports pitches has not been recognised;
- The effect on skyline views from the south has not been considered in the PAD masterplan;
- The PAD masterplan proposes landmark buildings in inappropriate locations (along highest parts, in proximity to AONB);
- There appears to have been no consideration of the significant level changes within Fields 6 and 8 and between the fields;
- The proposals for SuDS are unrealistic and are in inappropriate locations along the slopes within Field 2 and 7. These should be located along the flatter lower parts of The Site and need not be as extensive. There is an opportunity to include SuDS within the SSSI buffer zones and within the pylon easements;
- The masterplan does not take account of visual sensitivity of The Site when proposing densities and open space locations (for example open space provided within the southern corner of Field 9);
- Any access from Breadsell Lane should be for emergency or pedestrian access only, the PAD masterplan shows two connections where there are more appropriate field crossing points between Field 8 and 9.

## **6. CONCLUSIONS**

- 6.1** Hastings Borough Council recognises the opportunity for development on Fields 1 to 9, which includes land owned by Mr Simmons. This assessment agrees that the site has the potential for development without any significant impact on existing landscape features and the AONB, however the form and type of development, and the requirements for providing a robust buffer to the AONB should be considered in developing a revised masterplan for the Development Area.

## **APPENDIX A**

### ASSESSMENT METHODOLOGY

## APPENDIX A

### ALLEN PYKE ASSOCIATES GUIDANCE FOR INITIAL ASSESSMENT OF CAPACITY TO ACCEPT DEVELOPMENT IN THE LANDSCAPE

#### Introduction

This Appendix provides a simplified methodology for assessing baseline conditions and the capacity of a site to accept future development and is based on the Landscape Institute/IEMA LVIA guidance (2002).

The capacity of a site to accommodate change has been assessed in accordance with attributes listed in the table below and the terms used in the definitions of subsequent evaluation tables:

#### ATTRIBUTES:

<b>Landscape Character</b>	The distinct and recognisable pattern of elements which create a sense of place including layout of built form, architectural styles, geology and soils, landform, land use and other human activity.
<b>Landscape Condition</b>	The degree to which the site and its features are coherent and intact. The state of repair of the features and elements that make up the character.
<b>Landscape Value</b>	The importance of an area on a national or local scale. In terms of planning policy, value is recognised through designations, which are partly informed by the rarity of the character and the potential for substitution. At a local level, recognition of value may occur without formal designation, and encompasses subjective and perceptual aspects such as scenic quality, tranquillity, wilderness, cultural associations, or conservation.
<b>Landscape Sensitivity</b>	The extent to which the elements that make up the site are susceptible to the proposed changes. This is derived from a comparative assessment between character and condition and value in accordance with Table A1 below.
<b>Visual Sensitivity</b>	The extent to which the site is visible, or is an important feature in views, from the surrounding area.
<b>Capacity</b>	Capacity is the degree to which the site is able to accommodate change. Capacity may vary according to the type or nature of the proposed change. This is derived from a comparative assessment between the landscape sensitivity and the visual sensitivity of the site.

#### LANDSCAPE CHARACTER AND CONDITION

The character and condition of the character area has been assessed using the following criteria:

Good	There is distinct pattern to the landscape and a recognisable sense of place. Where the landscape features are in good repair / quality.
Moderate	The area has a recognisable pattern but with some incongruous elements that detract from the coherence of the area and reduces it's sense of place. Where the landscape features are in average repair/quality
Poor	Where there is no recognisable pattern or few similar elements resulting in a minimal sense of place. Where the landscape features are in poor repair/quality

## LANDSCAPE VALUE

The evaluation of value has been made using the following criteria:

Value	Typical criteria	Typical scale of importance/ Rarity	Typical examples
Exceptional	Very high importance and Rarity. No potential for substitution	International	World Heritage Site
High	High importance and Rarity. Limited potential for substitution	National, Regional, Local	National Park, AONB, SLA Conservation Area
Moderate	Moderate importance. Limited potential for substitution.	Regional, Local	Undesignated but value perhaps expressed through non-official publications or demonstrable use
Low	Low importance Considerable potential for substitution.	Local	Areas identified as having some redeeming feature or features and possibly identified for improvement
Poor	Low importance	Local	Areas identified for recovery.

## LANDSCAPE SENSITIVITY

The evaluation of the above categories (character, condition and value), assist in assessing an area's landscape sensitivity.

Sensitivity is defined in the following tables and is derived from a comparative assessment of value and condition as follows:

Landscape Value	LANDSCAPE SENSITIVITY		
	<i>Exceptional / High</i>	<b>High</b>	<b>High</b>
<i>Moderate</i>	<b>High</b>	<b>Moderate</b>	<b>Low</b>
<i>Low to poor</i>	<b>Moderate</b>	<b>Low</b>	<b>Low</b>
	<i>Good</i>	<i>Moderate</i>	<i>Poor</i>
	<b>Landscape Character and Condition</b>		

Landscape Sensitivity	Criteria
High	Where the valued elements that make up an area would be difficult to restore and/or could not be replaced without substantial detriment to the overall landscape character.
Moderate	Where the elements that make up an area could in part be restored and/or replaced without significant detriment to the overall character.
Low	Where the elements that make up an area are of little and/or no value or merit and should be restored or replaced.

## VISUAL SENSITIVITY

Visual sensitivity is determined by considering the extent to which the area is visible from the surrounding landscape.

<b>Visual Sensitivity</b>	<b>Criteria</b>
High	Where there are open views or panoramic views of the area and the area is the main feature in the view.
Moderate	Where the views to the area are partially screened by intervening features, or the area only forms part of the view or the site is in the distance.
Low	Where the area is largely obscured by intervening features or is difficult to perceive in distant views.

## CAPACITY

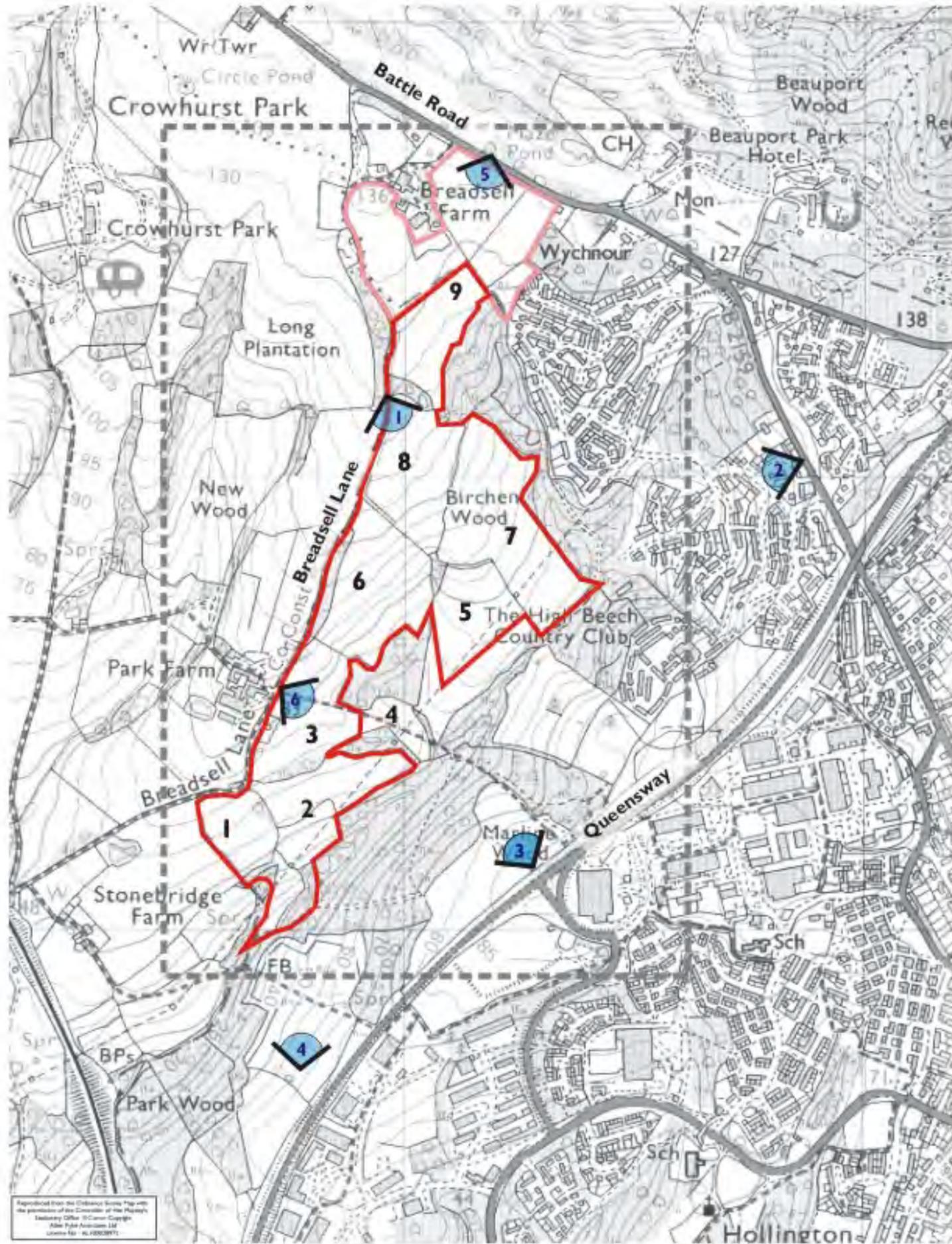
Capacity is defined in the following tables and is derived from a comparative assessment of the landscape sensitivity and the visual sensitivity:

<b>Landscape Sensitivity</b>	<b>CAPACITY</b>		
<i>High</i>	<b>Low</b>	<b>Low</b>	<b>Moderate</b>
<i>Moderate</i>	<b>Low</b>	<b>Moderate</b>	<b>High</b>
<i>Low</i>	<b>Moderate</b>	<b>High</b>	<b>High</b>
	<i>High</i>	<i>Moderate</i>	<i>Low</i>
	<b>Visual Sensitivity</b>		

<b>Capacity</b>	<b>Criteria</b>
High	Where the area can accommodate substantial levels of change without significant negative effects on the landscape or on views from the surrounding area.
Moderate	Where the area can accommodate significant levels of change without significant negative effects on the landscape or on views from the surrounding area.
Low	Where the area can accommodate only a small amount of change without significant effects on the landscape or on views from the surrounding area.

## **APPENDIX B**

### FIGURES AND PHOTOSHEETS



Aerial Photograph showing extent of vegetation within the Study Area

APL FILE REFERENCE  
2196-AS-01

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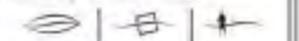
### Legend

- Development Area within Hastings Borough
- Development Area outside of Hastings Borough
- Study Area
- Field Assessment reference (based on The Ecology Consultancy's Report Ref 2009/394)
- ▶ Key photographs

Revised	Updated in accordance with: design comments	1/03/10	LB	CH
Approved	Updated in accordance with: design comments	08/12/08		
Rev	Description	Date	Drawn	Checked

Drawing Status  
FOR DISCUSSION

**Allen Pyke Associates**  
Landscape Architecture Urban Design Environmental Planning



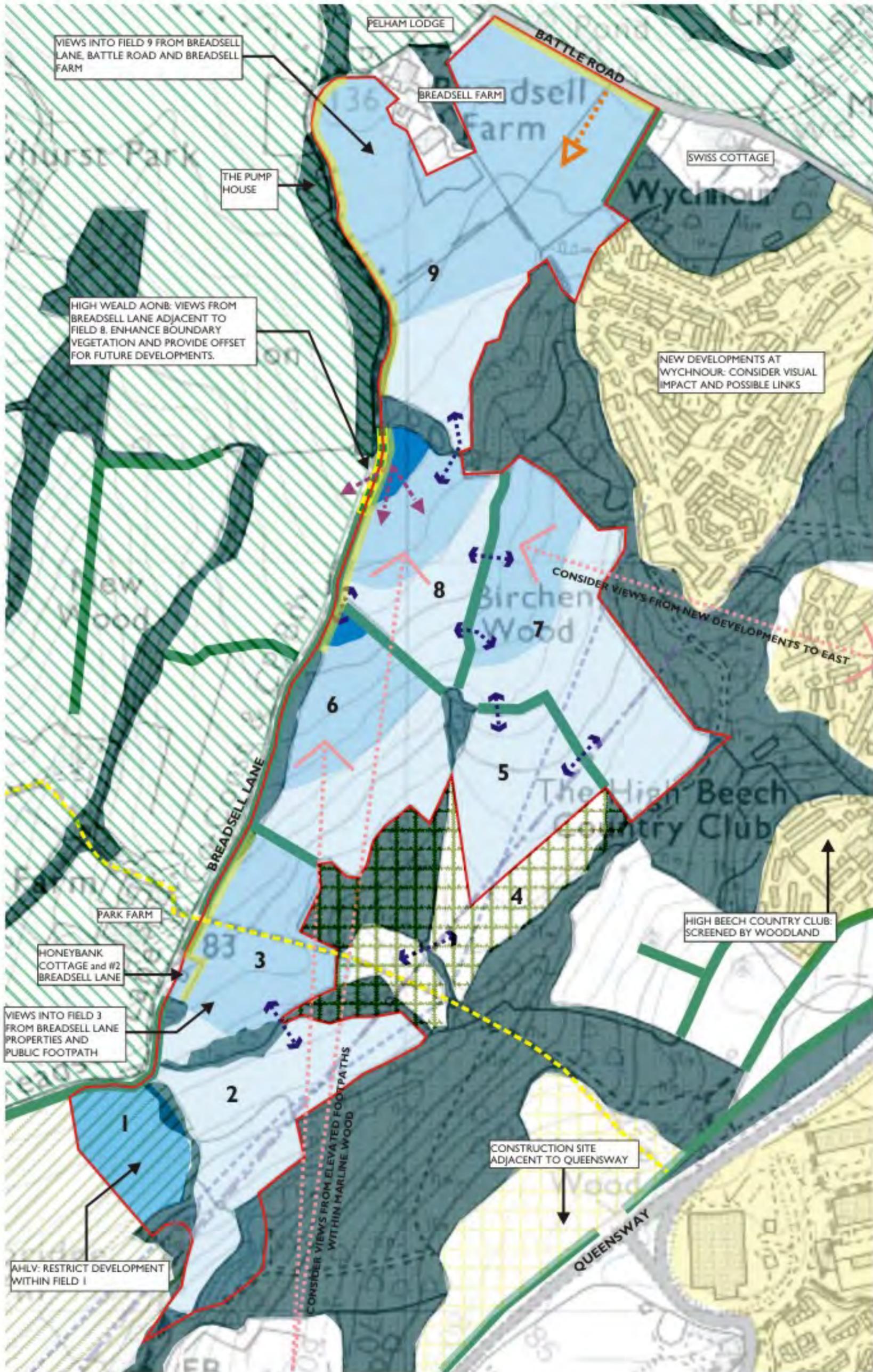
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Client	Cain Simmons	Scale	1:10 000 @A3
Project	North West Hastings	By/Date	CH/NP
Drawing Title	FIG 1: Study Area Boundary and Photographic Viewpoints	Date	03/09/09
Drawing Number	2196-AS-01	Revision	B

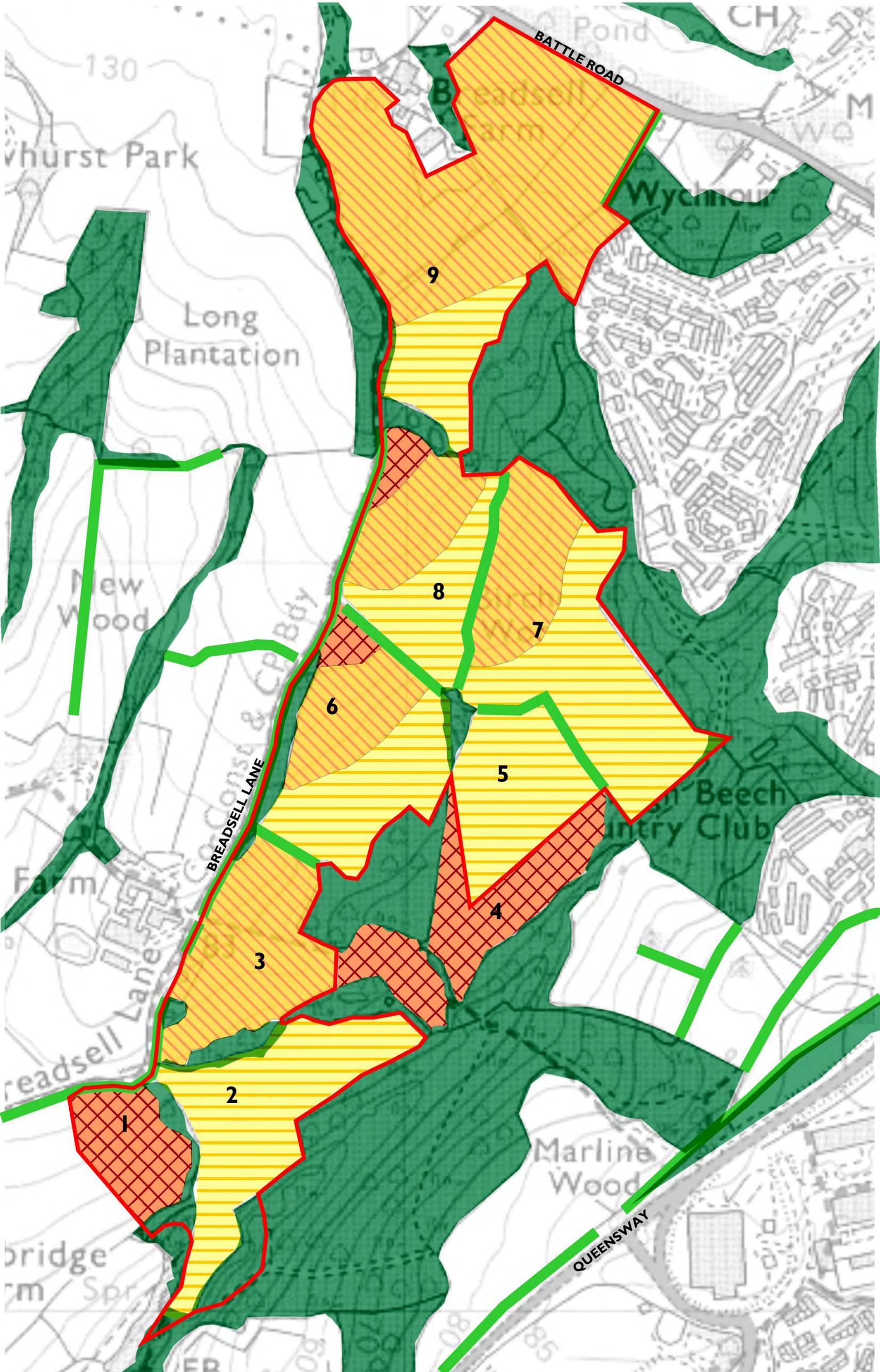
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- Legend**
- Development Area Boundary
  - Assessment Field reference
- LANDSCAPE DESIGNATIONS**
- Area of Outstanding Natural Beauty (AONB)
  - Previous Area of High Landscape Value (AHLV)
  - Woodland Improvement Areas
- VEGETATION**
- Woodland to be retained
  - Hedgerows of 2m height or lower - opportunity for enhancement
  - Established hedgerows of 2m or higher to be retained for screening purposes
  - Gaps in existing hedgerows: opportunities for access between fields
  - Suggested landscape buffer to AONB
- LAND USE AND CIRCULATION**
- Public footpaths
  - Recent residential developments
  - Construction Site adjacent to Queensway
  - Potential vehicular access at Battle Road
- VISUAL SENSITIVITY**
- Low to moderate sensitivity in visual terms
  - Moderate sensitivity in visual terms
  - Moderate to high sensitivity in visual terms
  - Distant views into the site from the east and south
  - Extensive views out from the site towards the AONB and the south coast
- SERVICES (easement widths to be confirmed)**
- Overhead Electricity
  - Gas main



**Legend**

- Development Area Boundary
- CAPACITY TO ACCEPT CHANGE**
- Low
- Medium
- High
- Assessment Field reference
- VEGETATION**
- Existing Woodland
- Existing hedgerows



PHOTOGRAPH 1 : From Breadsell Lane, adjacent to Field 8 at the field access gate.

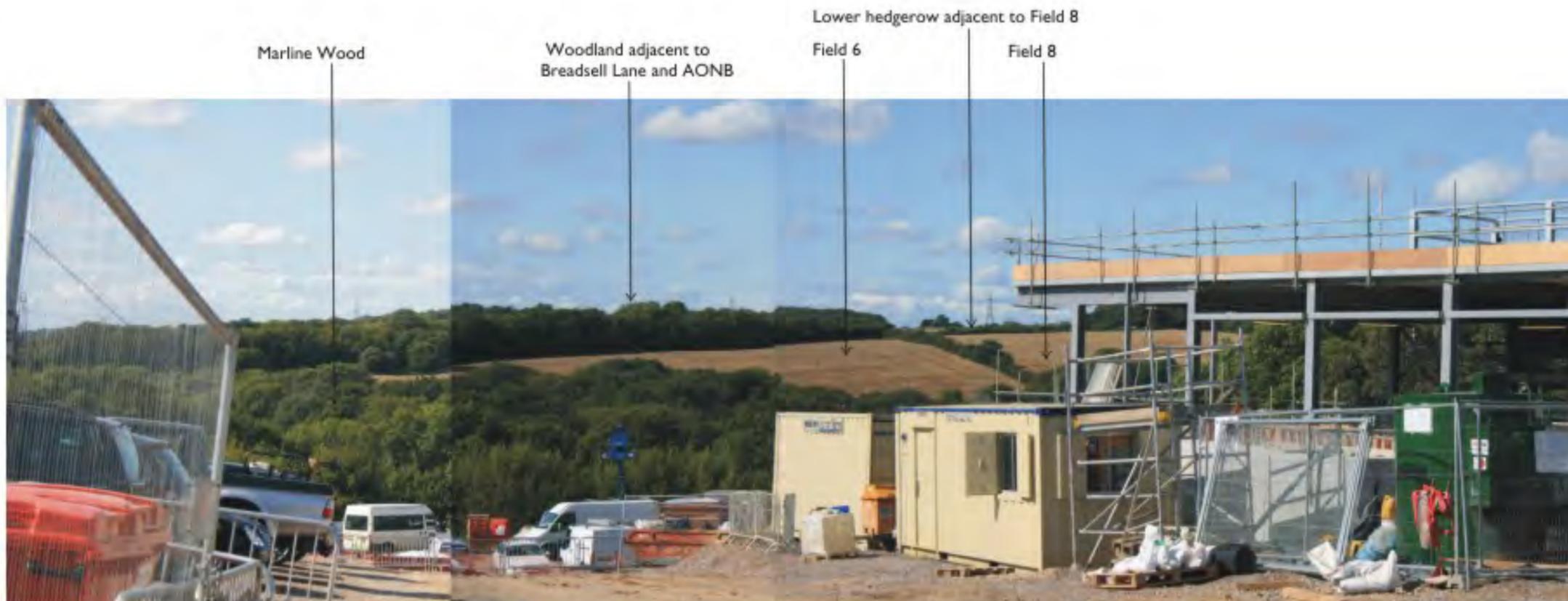


PHOTOGRAPH 1 continued

Rev	Description	Date	Drawn	Checked
Drawing Status FOR DISCUSSION				
<b>Allen Pyke Associates</b> Landscape Architects   Urban Design   Environmental Planning 				
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Project North West Hastings		By/Of CH/NP		
Drawing Title PHOTO SHEET 1		Date 03/09/09		
Drawing Number 2196-AS-04		Revision A		

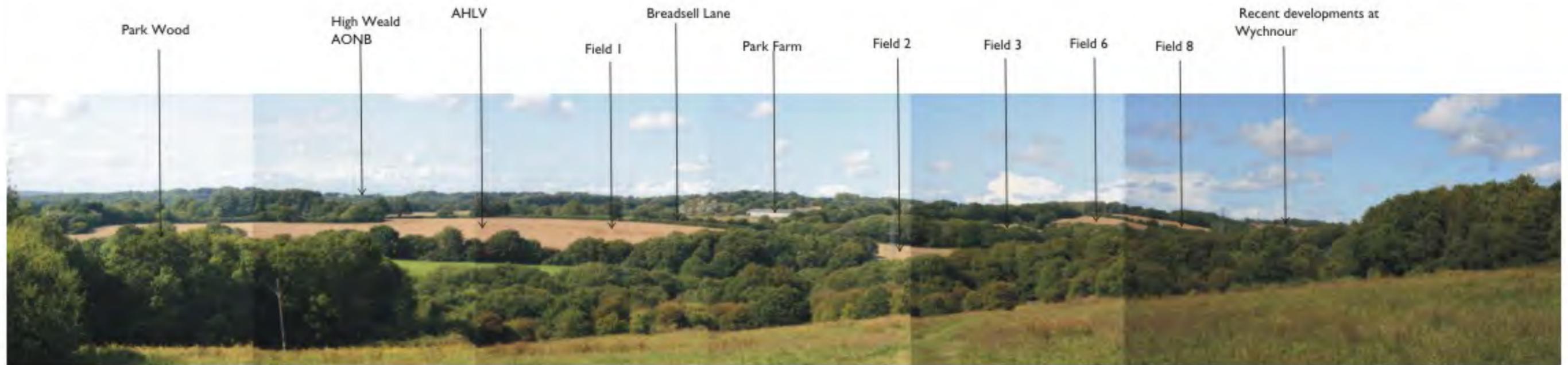


PHOTOGRAPH 2 : From residential properties along the upper slopes at Wychmour



PHOTOGRAPH 3 : From entrance to construction site to north of Queensway, adjacent to Marline Wood

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Project North West Hastings		By/Clad CH/NP		
Drawing Title PHOTO SHEET 2		Date 03/09/09		
Drawing Number 2196-AS-05		Revision A		



PHOTOGRAPH 4 : From Wildlife Trust site at Marline Wood and Park Wood



PHOTOGRAPH 5 : View of northern parts of Field 9 from Battle Road footpath adjacent to Battle Road.

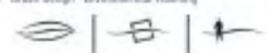
Rev	Description	Date	Drawn	Checked
Drawing Status <b>FOR DISCUSSION</b>				
<b>Allen Pyke Associates</b> <small>Landscape Architecture   Urban Design   Environmental Planning</small>				
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Project North West Hastings		By/Of CH/NP		
Drawing Title PHOTO SHEET 3		Date 03/09/09		
Drawing Number 2196-AS-06		Revision A		



PHOTOGRAPH 6 : Views from public footpath within Field 3. The field is well enclosed by boundary woodland, however residents at Honeybank Cottage and #2 Breadsell Lane and walkers using the footpath have open views into the field.



PHOTOGRAPH 6 continued

Rev	Description	Date	Drawn	Checked
Drawing Status FOR DISCUSSION				
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Project North West Hastings		By/Of CH/NP		
Drawing Title PHOTO SHEET 4		Date 03/09/09		
Drawing Number 2196-AS-07		Revision A		